



## 34 Willow Court

Clyne Common, Swansea, SA3 3JB

Asking Price £89,950



## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

9'03 x 8'02 (2.82m x 2.49m)

Built in cupboard. Further built in cupboard with shelving. Electric wall mounted heater. Rooms off:

### Bathroom

7'11 x 6'09 (2.41m x 2.06m)

Four piece suite comprising wc, wash hand basin, bath and walk in shower cubicle. Fully tiled walls.

### Bedroom 1

12'08 (widest point) x 11'00 (3.86m (widest point) x 3.35m)

Double glazed window. Electric wall mounted heater. Built in wardrobes with shelving and hanging space.

### Bedroom 2

10'09 x 7'00 (3.28m x 2.13m)

Double glazed window. Electric wall mounted heater. Built in wardrobes with shelving and hanging space.

### Open Plan Lounge Into Dining Area

21'03 x 11'00 (6.48m x 3.35m)

Double glazed door and window into front communal garden area. Electric wall mounted heater. Opening into:

### Kitchen Area

7'07 x 5'10 (2.31m x 1.78m)

Fitted with a range of wall and base units with worktop over. Inset stainless steel sink and drainer unit with mixer tap over. Inset 4 ring electric hob with extractor fan over and eye level electric oven.

## AREA MAP



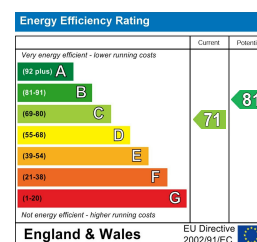
## FLOOR PLANS

GROUND FLOOR



These plans are intended to provide a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## EPC



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